

**TRANSFER
TAX
PAID**

WARRANTY DEED

39-150

RICHARD M. NEWCOMB

of 17 Wood Street, Fairfield, Maine 04937

for consideration paid, grants to

MIKE YALTER and JENNIFER YALTER

of 361 Old Connecticut Path, Wayland, MA 01778, as **joint tenants and not as tenants in common**, with WARRANTY COVENANTS, the following described real property in Waterville, County of Kennebec and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 29th day of April, 2005.



Richard M. Newcomb

State of Maine
Cumberland, ss.

April 29, 2005

Personally appeared before me the above-named Richard M. Newcomb and acknowledged the foregoing instrument to be his free act and deed.

Before me,


John E. Stetson, Attorney-at-Law

H-YALTER.M

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Hopkinson, Abbandanya
Backen
511 Congress St, St 801
Portland, ME 04101

39-150

EXHIBIT A

A certain lot or parcel of land situated in Waterville, Kennebec County, Maine bounded and described as follows, to wit:

Commencing at a point in the south line of Gold Street at the northeast corner of land of Joseph Tardiff; thence southerly on said Tardiff's easterly line to land of the City of Waterville; thence easterly on the northerly line of land of said City and land of Peter Lessor to land formerly of Fred Pooler, now or formerly the homestead of the Laverdieres; thence northerly on the said Pooler line to Gold Street; thence westerly on the south line of Gold Street to the point begun at.

Subject to and benefitted by a right of way as set forth in a deed from Glenwood D. Sinclair and Myra A. Sinclair to Glenwood D. Sinclair and Myra A. Sinclair, Trustees of the Sinclair Living Trust dated September 4, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3981, Page 222 and also described in a deed from Myra A. Sinclair, Trustee of the Sinclair Living Trust to Robert C. Giroux and Rodney D. Giroux dated September 27, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6065, Page 115.

Also granting for the benefit of the premises the right and easement to use two (2) parking spaces on the premises of 22/24 Gold Street (reference deed recorded in the Kennebec County Registry of Deeds in Book 6065, Page 115) for tenants of the above described property.

For title reference see Deed given by Myra S. Sinclair, Sole Trustee under the Sinclair Living Trust, to Richard M. Newcomb, dated October 22, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6085, Page 171.

H-YALTER.M

Received Kennebec SS.
05/04/2005 8:54AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

After Recording Return to:
Hopkinson, Abbondanza & Backer
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845